

# AGENDA

## RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, August 8, 2016  
7:30 p.m.

Commission Meeting Room  
Courthouse Plaza East

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*(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)*

### **I. OPEN PUBLIC COMMENTS**

### **II. CONSENT AGENDA**

1. Consider the minutes of the May 9, 2016 meeting.
2. Consider the Report of Fees for the month of May, June and July 2016.

*(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and due to no agenda items for the Board of Zoning Appeals, convene as the Riley County Planning Board.)*

### **III. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS**

1. No agenda items.

### **IV. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD**

*Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.*

1. A Public Hearing to consider the request to **Rezone** an unplatted tract, from "AG" (Agricultural District) to "R-PUD" (Residential Planned Unit Development) in Wildcat Township, Section 30, Township 9 South, Range 7 East, in Riley County, Kansas. **ACTION NEEDED: Recommend approval/denial of the rezoning to the Board of County Commissioners.**
2. Zoning and Subdivision Regulations re-write update.
3. Big Blue Floodplain Management Plan update.
4. Fort Riley Joint Land Use Study update.
5. Corridor Overlay Districts update
6. State of Kansas Agritourism Task Force

*(Procedure: Adjourn the Riley County Planning Board meeting.)*

## **MINUTES**

### **RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS**

**Monday, May 9, 2016  
7:30 pm**

**Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street**

Members Present: Lorn Clement, Jr., Chair  
Dr. Tom Taul, Vice-Chair  
Diane Hoobler  
John Wienck

Members Absent: John Osarczuk

Staff Present: Monty Wedel – Director, Bob Isaac – Planner and Lisa Daily -  
Administrative Assistant

Others Present: Tony Zafran, Angela Smith, Ileene Strauss and Bob Boyd

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#### **OPEN PUBLIC COMMENTS**

None

#### **CONSENT AGENDA**

The minutes of the April 11, 2016 meeting were presented and approved. The Report of Fees the month of April (\$3,388.00) were presented and approved.

Tom Taul moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals.

John Wienck seconded. Carried 4-0.

#### **BOARD OF ZONING APPEALS**

##### **Strauss – Conditional Use**

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board members confirmed no ex parte contact.

Chairman Clement opened the public hearing at the request of P. Ileene Strauss, petitioner, and Dan Strauss & P. Ileene Smith Strauss, owners for a Conditional Use Authorization to permit a dog breeding kennel operation in the "AG" (Agricultural District) zoning designation.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. He said the site plan calls for a 24' x 36' building with a five 16-foot runs and a fenced turn out area. He said parallel parking will be provided along the east side of the gravel driveway that currently serves the house and a turnaround area available at the north end of the driveway. Mr. Isaac stated that most of the dog waste will be collected for composting while the rest of it will be collected and processed via a septic tank and pump system that will connect to an existing line that runs from the house to the lagoon. He said the majority of the property borders open fields, with the nearest residence over 900 feet away.

Staff recommended approval of the request as per the conditions listed in the staff report.

Tom Taul asked what the distance from the centerline of the highway to kennel operation will be as looking at the site plan it is hard to determine.

Bob Isaac explained that since this is a large parent tract, it is difficult to gain perspective of the size and location of the area designated for the proposed use. He recommended observing the blow ups on the site plan and scale the site by the proposed 24' x 36' building and the 20-foot parking spaces situated along the driveway. Mr. Isaac stated that the existing/proposed turn out area borders the north right-of-way line of Madison Road. He explained that the right-of-way width of Madison Road was 120 feet.

Chairman Clement asked if the Applicant wanted to speak.

The Applicant had no comments.

There were no proponents or opponents.

John Wienck moved to close the public hearing. Diane Hoobler seconded. Carried 4-0.

Tom Taul stated the requirements have been met for waste disposal.

Diane Hoobler moved to approve the request for a Conditional Use Authorization to permit a dog breeding kennel operation with the conditions and reasons stated in the staff report.

John Wienck seconded. Carried 4-0.

### **Zafran – Variance**

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board members confirmed no ex parte contact.

Chairman Clement opened the public hearing at the request Tony Zafran, petitioner and Sam Zafran, owner, for a variance authorization to reduce the front yard requirement from 25 feet to 0 feet.

Bob Isaac presented a copy of the County Engineer's review of the request, specifically in relation to the east right-of-way of Vista Acres Drive. Mr. Isaac explained the Applicant's wish

is to replace a garage portion on an existing home. He described the history, location and physical characteristics of the subject property.

Mr. Isaac explained the Applicant has been refurbishing and rehabilitating the home, which had fallen into severe disrepair. He said the attached garage, which was situated between the home and Vista Acres Drive, was deemed unsafe and the Applicant decided to demolish it. Mr. Isaac explained that as part of the home renovation project, the Applicant wishes to replace the attached garage in its original location.

Staff recommended approval of the request.

Chairman Clement asked if the Applicant wanted to speak.

Tony Zafran stated he has been renting the home for the past five years and recently purchased the property. He said he wants to make this his dream home and the neighbors have been thanking him for the improvements.

There were no proponents or opponents.

Diane Hoobler moved to close the public hearing. John Wienck seconded. Carried 4-0.

Diane Hoobler moved to approve the request for a variance authorization to reduce the front yard requirement from 25 feet to 0 feet.

John Wienck seconded. Carried 4-0.

John Wienck moved to adjourn the Board of Zoning Appeals meeting and convene as the Riley County Planning Board. Tom Taul seconded. Carried 4-0.

## **RILEY COUNTY PLANNING BOARD**

### **Annual Comprehensive Plan Update**

Chairman Lorn Clement signed the memo addressed to the Board of County Commissioners, notifying them of the Planning Board's completion of the annual review of the comprehensive plan. Bob Isaac stated he will take the memo to commissioners on May 16, 2016.

### **Update on Zoning and Subdivision Regulations re-write**

Monty Wedel stated SAFEbuilt Colorado, LLC, the consultant selected for the zoning/subdivision regulations re-write, will be in Manhattan on May 25<sup>th</sup> and May 26<sup>th</sup> for stakeholder interviews, a steering committee meeting and the joint Planning Boards and County Commission meeting to kick-off the project.

Mr. Wedel said he has put together a 13-member steering committee that will need to be approved by the Board of County Commissioners. The committee will have representatives from the following:

- Board of Realtors
- Kansas State University
- Manhattan Urban Area Planning Board
- Riley County Planning Board (Lorn Clement)

- Rural Water District
- Fort Riley
- Engineers and Surveyors
- Fire District
- Chamber
- Business Member
- Title Companies
- Agricultural Member
- Environmental Community
- Flint Hills Area Builders Association

Mr. Wedel invited all the Planning Board members to attend the steering committee meeting to be held at 6:30 pm on May 25<sup>th</sup> in this room.

Lorn Clement asked about the composition of the committee and who will be representing the environmental community.

Monty Wedel replied Bob Atchison from the KSU Forestry department, who also assisted staff with the riparian buffer language in the zoning regulations.

Diane Hoobler asked who will be the agricultural member.

Monty Wedel replied Nathan Larson, who also served on the Vision 2025 committee and is involved with the Soil Conservation District.

Lorn Clement asked about K-State.

Monty Wedel said he spoke with Cindy Bontrager and she was able to select Ken Odde as their representative.

John Wienck asked if Brian McNulty agreed to be the fire district representative.

Monty Wedel replied yes.

### **Big Blue Floodplain Management Plan update**

Monty Wedel said that staff has spent the last three to four weeks reviewing the draft Plan. He stated the suggested changes have just been provided to Chad Bunker (City of Manhattan). He said that once Chad receives any revisions from Pottawatomie County, they will be collated; then a draft Plan will need to be presented to the Public Action Working Group. Mr. Wedel explained the Plan eventually will be adopted into the Vision 2025 Comprehensive Plan.

### **Update on Fort Riley Joint Land Use Study**

Monty Wedel stated he hasn't heard if final approval has been received, but the Regional Council staff has been cleared to starting working on the project. He said the Regional Council has put together a Request for Proposals that that staff has reviewed. He stated staff has begun keeping track of time spent. Mr. Wedel said as recommended, a Policy Committee is currently in the process of being formed. He explained the Policy Committee would consist of elected officials, same as with the last Joint Land Use Study.

Mr. Wedel said the Policy Committee will review and approve the Request for Proposals. He said the Selection Committee, responsible for selecting a consultant, will consist of a combination of members from the Technical and Policy Committees.

Tom Taul moved to adjourned. Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:05 P.M.



**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

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**May 2016**

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
05-02-2016	Sampson, Radon Kit	\$ 5.00
05-02-2016	Black, Environmental Site Evaluation	100.00
05-03-2016	Ober, Building Permit #16-0027	150.00
05-03-2016	Stallman, Water Screening Report	12.00
05-04-2016	Brock, Environmental Site Evaluation	100.00
05-05-2016	Fickbottom, Well Permit	75.00
05-09-2016	Dick, Water Screening Report	8.00
05-09-2016	Austin, Lagoon Permit	300.00
05-09-2016	Serrault, Water Screening Report	8.00
05-10-2016	Pottorff, Building Permit #16-0031	150.00
05-10-2016	Soash, Water Screening Report	10.00
05-11-2016	Zafran, Building Permit #16-0032	150.00
05-11-2016	Ritter, Water Screening Report	12.00
05-13-2016	Scardina, Building Permit #16-0036	150.00
05-16-2016	Lauppe, Building Permit #16-0038	150.00
05-17-2016	Dick, Water Screening Report	8.00
05-17-2016	Williams, Building Permit #16-0037	150.00
05-18-2016	Lyons, Repair Permit	75.00
05-18-2016	Warden, Lagoon Permit	300.00
05-18-2016	Warden, Building Permit #16-0040	150.00
05-18-2016	Kruse, Building Permit #16-0041	150.00
05-19-2016	Thowe, Building Permit #16-0042	150.00
05-19-2016	Robinson, Repair Permit	75.00
05-24-2016	Pursley, Building Permit #16-0043	150.00
05-25-2016	Gardner, Water Screening Report	8.00
05-27-2016	Strawn, Repair Permit	75.00
05-31-2016	Wallace, Repair Permit	75.00
05-31-2016	Stashefski, Repair Permit	75.00
05-31-2016	Lewis, Building Permit #16-0044	150.00
05-31-2016	Visser, Water Screening Report	12.00

**TOTAL**

**\$2,983.00**

**DEPOSITS MADE:**

05-04-2016	\$ 100.00
05-06-2016	342.00
05-11-2016	8.00
05-17-2016	150.00
05-18-2016	150.00

05-19-2016	150.00
05-20-2016	1,538.00
05-25-2016	150.00
05-31-2016	233.00
06-01-2016	162.00
<b>TOTAL</b>	<b>\$2,983.00</b>





**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

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**June 2016**

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
06-01-2016	Teaford, Building Permit #16-0045	\$ 150.00
06-01-2016	Lenz, Water Screening Report	12.00
06-01-2016	Noble, Building Permit #16-0046	150.00
06-02-2016	Cohen, Water Screening Report	16.00
06-02-2016	Nelson, Repair Permit	75.00
06-03-2016	Walters, Building Permit #16-0047	150.00
06-03-2016	Genyson Inc, Building Permit #16-0048 & 16-0049	300.00
06-03-2016	Ridder, Environmental Site Evaluation	100.00
06-06-2016	Pottawatomie County, Water Screening Reports x 10	100.00
06-06-2016	Amen, Building Permit #16-0050 & Repair Permit	225.00
06-06-2016	Ridder, Water Screening Report	10.00
06-06-2016	Specht, Building Permit #16-0051 & Repair Permit	225.00
06-06-2016	Lenz, Water Screening Report	8.00
06-06-2016	Abbott, Repair Permit	75.00
06-08-2016	Hubbard, Water Screening Test	12.00
06-08-2016	Ladd, Environmental Site Evaluation	100.00
06-08-2016	Noble, Repair Permit	75.00
06-08-2016	Visser, Water Screening Report	8.00
06-13-2016	Lenz, Water Screening Report	8.00
06-14-2016	Kauer, Repair Permit	75.00
06-14-2016	Clapp, Water Screening Report	10.00
06-14-2016	Wataha, Water Screening Report	12.00
06-15-2016	Strange, Water Screening Report	10.00
06-16-2016	Cohen, Water Screening Report	8.00
06-17-2016	Baker, Water Screening Report	10.00
06-17-2016	Custom Care Builders, Building Permit #16-0052	150.00
06-20-2016	Lenz, Water Screening Report	8.00
06-20-2016	Toburen, Water Screening Report	10.00
06-20-2016	Hubbard, Water Screening Report	8.00
06-21-2016	Hamler, Building Permit #16-0053	150.00
06-21-2016	Bartel, Water Screening Report	22.00
06-21-2016	Kalmer, Building Permit #16-0054 & Repair Permit	225.00
06-21-2016	S&J Daycare, Water Screening Report	8.00
06-21-2016	Jasperson, Water Screening Report	14.00
06-22-2016	Sheffield, Building Permit #16-0055	300.00
06-22-2016	Day, Building Permit #16-0056	150.00

06-22-2016	Bartel, Water Screening Report	5.00
06-23-2016	Drumm, Water Screening Report	10.00
06-24-2016	Borck, Profile Test	150.00
06-24-2016	Keck, Building Permit #16-0057 & 16-0058	200.00
06-27-2016	Toburen, Water Screening Report	8.00
06-27-2016	West, Building Permit #16-0060	300.00
06-27-2016	Pope Inc, Building Permit #16-0061	300.00
06-27-2016	Clapp, Water Screening Report	8.00
06-27-2016	Blanton, Environmental Site Evaluation	100.00
06-27-2016	Hubbard, Water Screening Report	8.00
06-27-2016	Wallace, Repair Permit	75.00
06-27-2016	Carlson, Water Screening Report	12.00
06-27-2016	Dugan, Water Screening Report	8.00
06-28-2016	Born, Building Permit #16-0062	150.00
06-28-2016	Turner, Building Permit #16-0059	150.00
06-28-2016	Scroggs, Rezoning	450.00
06-28-2016	Baker, Water Screening Report	8.00
06-28-2016	Patnode, Building Permit #16-0063	300.00

**TOTAL**

**\$5,211.00**

**DEPOSITS MADE:**

06-02-2016	\$ 12.00
06-03-2016	941.00
06-08-2016	187.00
06-10-2016	651.00
06-14-2016	8.00
06-17-2016	125.00
06-24-2016	1,410.00
06-28-2016	395.00
06-30-2016	1,482.00

**TOTAL                      \$5,211.00**



**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

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**July 2016**

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
07-01-2016	Wells, Copy fee	\$ 1.00
07-06-2016	McReynolds, Building Permit #16-0064	150.00
07-07-2016	Schumacher, Environmental Site Evaluation	100.00
07-11-2016	Toburen, Water Screening Report	8.00
07-11-2016	Dale, Copy fee	1.00
07-12-2016	Fritchen, Water Screening Report	8.00
07-13-2016	S&J Daycare, Water Screening Report	8.00
07-13-2016	Bubendorf, Environmental Site Evaluation	100.00
07-15-2016	Carpenter, Building Permit #16-0065	150.00
07-15-2016	Carlson, Profile Site Evaluation	150.00
07-15-2016	Boula, Water Screening Report	20.00
07-15-2016	Erickson, Floodplain Development Permit	75.00
07-18-2016	Zybach, Environmental Site Evaluation	100.00
07-18-2016	Llewelyn, Residential Use Designator & Water Screening Report	210.00
07-19-2016	Altwegg, Water Screening Report	8.00
07-19-2016	Engle, Well Permit	75.00
07-22-2019	Hageman, Building Permit #16-0065	150.00
07-22-2016	Eyestone, Environmental Site Evaluation	100.00
07-25-2016	BAM Excavation, Repair Permit	75.00
07-25-2016	Holmes, Environmental Site Evaluation	100.00
07-25-2016	Boula, Water Screening Report	8.00
07-26-2016	Pitt, Water Screening Report	10.00
07-27-2016	Copeland, Repair Permit	75.00
07-29-2016	Huston, Copy fee	1.00
07-29-2016	Pottawatomie County, Water Screening Report x 10	100.00
07-29-2016	Strange, Repair Permit	75.00
	<b>TOTAL</b>	<b>\$1,858.00</b>

**DEPOSITS MADE:**

07-15-2016	\$ 676.00
07-21-2016	100.00
07-22-2016	638.00
07-27-2016	10.00
07-29-2016	434.00

**TOTAL                      \$1,858.00**

Permit #	App Date	Ownr	Property Address	City & Zp	Type of Bldg	Use of Bldg	Type of Permission	Inside DGA	Amnt Paid	Const Cost
16-0027	05/03/2016	Kenneth Specht	20621 Ober Rd	Randolph, KS 66554	Addition (commercial)	Gunsmithing shop			\$150.00	\$20,000.00
16-0028	05/05/2016	ARR Properties LLC	00000 Wales St	Riley (66531)	Storage (ag related)	Hay storage			\$0.00	\$2,000.00
16-0029	05/09/2016	Wylee Austin	5550 W 104th Ave	Riley (66531)	House (site built)	Dwelling	Designator Lot	N	\$0.00	\$279,000.00
16-0030	05/09/2016	Wylee Austin	5550 W 104th Ave	Riley (66531)	Storage (residential)	Storage tractors & equipment			\$0.00	\$25,000.00
16-0031	05/10/2016	Charles & Sandra Pottorff	3761 Cumberland Rd	Manhattan (66502)	Storage (ag related)	Wood/lumber storage			\$150.00	\$1,000.00
16-0032	05/11/2016	TONY ZAFRAN	5002 Vista Acres Dr	Manhattan (66503)	Garage (attached)	Residential storage			\$150.00	\$10,000.00
16-0035	05/12/2016	Larry E. Sump	21401 Peach Grove Rd	Randolph (66554)	Storage (ag related)	Grain & fertilizer storage			\$0.00	\$47,058.25
16-0033	05/12/2016	Larry E. Sump	21401 Peach Grove Rd	Randolph (66554)	Storage (ag related)	Grain Storage			\$0.00	\$1,000.00
16-0034	05/12/2016	Larry E. Sump	21401 Peach Grove Rd	Randolph (66554)	Storage (ag related)	Grain Storage			\$0.00	\$1,000.00
16-0036	05/13/2016	Larry & Roxanne Klocke Trust	20777 Halls Ravine Rd	Randolph (66554)	Storage (residential)	Automobile storage			\$150.00	\$15,000.00
16-0038	05/16/2016	GORDON & MELINDA SMITH	5613 HIGH MEADOWS CIR	Manhattan (66503)	Garage (attached)	Residential storage			\$150.00	\$65,000.00
16-0037	05/17/2016	JOHN R & IRIS R WILLIAMS	3219 Valleywood Dr	Manhattan (66502)	Storage (residential)	Storage shed			\$150.00	\$6,000.00
16-0042	05/18/2016	ARTHUR & MAXINE THOWE TRUST	1342 S Manhattan Ave	Manhattan (66502)	House (residential design)	Dwelling	In-fill	Y	\$150.00	\$77,000.00

Permit #	App Date	Ownr	Property Address	City & Zp	Type of Bldg	Use of Bldg	Type of Permission	Inside DGA	Amnt Paid	Const Cost
16-0039	05/18/2016	JAN & FRANK LYONS	6851 MCDOWELL CREEK RD	Manhattan (66502)	House (modular)	Dwelling	Replacement	N	\$0.00	\$141,700.00
16-0040	05/18/2016	JASON HARTMAN	6975 Martin Ave	Manhattan (66503)	House (site built)	Dwelling	In-fill	Y	\$150.00	\$230,000.00
16-0041	05/18/2016	RYAN KRUSE	2612 MARION AVE	Manhattan (66502)	Garage (attached)	Residential storage			\$150.00	\$12,000.00
16-0043	05/24/2016	JENNIFER PURSLEY	4501 Deep Creek Rd	Manhattan (66502)	House (site built)	Dwelling	Designator Lot	N	\$150.00	\$160,000.00
16-0044	05/31/2016	DUANE & KAREN LEWIS	3801 Marlatt Ave	Manhattan (66503)	Miscellaneous	Inground Swimming Pool			\$150.00	\$65,000.00

Permit #	App Date	Ownr	Property Address	City & Zp	Type of Bldg	Use of Bldg	Type of Permission	Inside DGA	Amnt Paid	Const Cost
16-0045	06/01/2016	David Teaford	3533 Silver Creek Rd	Manhattan (66503)	Garage (detached)	Work Shop/storage			\$150.00	\$48,000.00
16-0046	06/01/2016	Lisa B Noble	11975 BLUE RIVER HILLS	Manhattan, KS 66503	Garage (detached)	Vehicle & Equipment Storage			\$150.00	\$20,000.00
16-0048	06/03/2016	TYSON D & GENINE K GILBERT	10064 JERUSALEM RD	Randolph (66554)	Storage (ag related)	Addn to existing ag storage building			\$150.00	\$23,000.00
16-0049	06/03/2016	TYSON D & GENINE K GILBERT	10064 JERUSALEM RD	Randolph (66554)	Storage (ag related)	Tractor & skid loader			\$150.00	\$15,000.00
16-0047	06/03/2016	Wade Walters	12820 KANSAS AVE	RILEY, KS 66531	Storage (ag related)	Ag equipment storage			\$150.00	\$24,000.00
16-0050	06/06/2016	ASHLEY AMEN	1581 Zeandale Rd	Manhattan (66502)	House (residential design)	Dwelling	Replacement	N	\$150.00	\$80,000.00
16-0051	06/06/2016	Kenneth Specht	20621 Ober Rd	Randolph, KS 66554	House (residential design)	Dwelling	Replacement	N	\$150.00	\$55,000.00
16-0052	06/17/2016	DOUGLAS S MCGREGOR	10700 Anderson Ave	Riley (66531)	Addition (residential)	Office, expanding bedroom & dining room			\$150.00	\$60,000.00
16-0053	06/20/2016	Mike & Gabrielle Hamler	5262 Anderson Ave	Manhattan (66503)	Storage (residential)	Vehicle & Equipment Storage			\$150.00	\$12,000.00
16-0054	06/21/2016	MICHAEL A KALMER	7867 POWYS AVE	Riley (66531)	House (site built)	Dwelling	Replacement	N	\$150.00	\$46,000.00
16-0056	06/22/2016	GRIFFIN, SHELLY M	11114 Rimrock Dr	Manhattan (66503)	Miscellaneous	Deck			\$150.00	\$2,200.00
16-0055	06/22/2016	Mike Sheffield	1792 Wildcat Creek Rd	Manhattan (66503)	Storage (ag related)	Equipment & lumber storage			\$300.00	\$4,000.00
16-0057	06/24/2016	Paul & Alisa Keck	11211 Hawthorne Ln	Manhattan (66503)	House (residential design)	Dwelling	In-fill	Y	\$150.00	\$130,000.00
16-0058	06/24/2016	Paul & Alisa Keck	11211 Hawthorne Ln	Manhattan (66503)	Garage (detached)	Garage/Shop			\$50.00	\$28,000.00

Permit #	App Date	Ownr	Property Address	City & Zp	Type of Bldg	Use of Bldg	Type of Permission	Inside DGA	Amnt Paid	Const Cost
16-0059	06/24/2016	Don Turner	11205 Hawthorne Ln	Manhattan (66503)	Storage (residential)	Garden shed			\$150.00	\$1,500.00
16-0060	06/27/2016	Aaron West	11216 Rimrock Dr	Manhattan (66503)	Addition (residential)	Covered Patio/4 Season room			\$300.00	\$10,000.00
16-0061	06/27/2016	POPE INC	11227 Lakeview Dr	Manhattan (66503)	Miscellaneous	Deck			\$300.00	\$8,000.00
16-0062	06/28/2016	Chris Born	1318 Lafayette Dr	Manhattan (66502)	Storage (residential)	Storage Shed/Falconry Mews			\$150.00	\$2,000.00
16-0063	06/28/2016	Georgia Ann Patnode	11203 Rimrock Dr	Manhattan (66503)	Miscellaneous	Deck			\$300.00	\$850.00

Permit #	App Date	Ownr	Property Address	City & Zp	Type of Bldg	Use of Bldg	Type of Permission	Inside DGA	Amnt Paid	Const Cost
16-0064	07/06/2016	WILLIAM & PATRICIA MCREYNOLDS	11123 Lakeview Dr	Manhattan (66503)	Addition (residential)	Family room/covered porch entrance			\$150.00	\$50,000.00
16-0066	07/14/2016	Robert & Anita Peterman	5337 Kewley Ln	Manhattan (66502)	Barn	Lean-to			\$0.00	\$50,000.00
16-0065	07/14/2016	Frank & Janis L Carpenter	4210 Harbour View Rd	Manhattan (66503)	Addition (residential)	Screen porch & living room			\$150.00	\$150,000.00
16-0067	07/20/2016	Kevin Walters & Teresa Warnock	7196 Deer Trail Rd	Manhattan (66503)	Storage (residential)	Storage shed			\$0.00	\$0.00
16-0068	07/22/2016	Jamie & Kristi Hageman	10240 Green-Randolph Rd	Randolph (66554)	Addition (residential)	Enclosed porch			\$150.00	\$1,400.00
16-0070	07/26/2016	Downey Ranch Inc			Miscellaneous	Chicken Coop			\$0.00	\$7,500.00
16-0069	07/26/2016	Downey Ranch Inc	5868 Deep Creek Rd	Manhattan (66502)	House (site built)	Dwelling	AG	N	\$0.00	\$260,000.00





# PLANNING & DEVELOPMENT

## STAFF REPORT

### REZONING

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**PETITION:** (#16-07) Rezone from “AG” (Agricultural District) to “R-PUD” (Residential Planned Unit Development)

**APPLICANT:** Ken & Cathy Scroggs  
3841 W 69th Ave  
Manhattan, KS 66503

**PROPERTY OWNER:** Ken & Cathy Scroggs  
3841 W 69th Ave  
Manhattan, KS 66503

**TYPE OF REQUEST:** Rezone an unplatted tract of land from “AG” (Agricultural District) to “R-PUD” (Residential Planned Unit Development).

**SIZE OF TRACT:** The subject site is approximately 31.19 acres.

**LOCATION:** Generally located approximately 4,350 feet north of Anderson Avenue, on the north side of an easterly curve of W. 69th Avenue; Section 30, Township 9 South, Range 7 East; Wildcat Township.

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**BACKGROUND:** The subject property has been developed as a rural residential home site for several years. The applicant received Conditional Use Authorizations in 2007-2008 for a small horse boarding operation and a new indoor equestrian riding facility, Petitions #08-03 #08-04, respectively. Recently, however, it was discovered by planning staff that there was an occupied two-bedroom apartment was established in the upper level of the arena. Furthermore, it was also discovered that there was an occupied apartment established over the garage. It was concluded that these uses were in violation of the zoning regulations and the sanitary code.

The applicant met with staff to discuss abatement procedures. Due to the combination of a single family residence, two accessory dwelling units (apartments), an indoor riding arena, horse boarding operation, and various agricultural uses, it was advised that a use-specific zoning designation (Residential Planned Unit Development) be utilized and that the site be brought into compliance with the sanitary code.

**DESCRIPTION:**

Physical site characteristics: The site is developed with a single-family dwelling w/swimming pool, garage, indoor riding arena and various outbuildings. The subject site is situated on a hill, sloping toward the west/southwest. The majority of the site consists of native grass, with a dedicated area of mature trees northwest of the home serving as a windbreak. The site is completely devoid of prime soils, as per the Natural Resources Conservation Service.

General character of the area: The area consists of a mix of rural residential and agricultural uses. Fox Creek Stables, which once hosted Kansas State University's equestrian team, is located less than a ¼ mile south of the subject property.

**SUITABILITY OF ZONING:**

Zoning History: The proposed property is currently zoned "AG" (Agricultural District) and has been zoned as such since at least 1974. As mentioned previously, two separate Conditional Use Authorizations were approved in 2007-2008 for a small horse boarding operation and a new indoor equestrian riding facility, Petitions #08-03 #08-04, respectively. There are no variances, special uses or other conditional uses associated with the property.

Proposed zoning: Due to the proposed mix of single family residential, multi-family residential, agricultural and commercial uses, the applicant is proposing to rezone the subject property to "R-PUD" (Residential Planned Unit Development).

SURROUNDING ZONING/LAND USE		
	ADJACENT ZONING	LAND USE
<b>NORTH</b>	"AG" (Agricultural District)	Open pasture
<b>SOUTH</b>	"AG" (Agricultural District)	Open pasture
<b>EAST</b>	"SF-5" (Single Family Residential)	Residential
<b>WEST</b>	"AG" (Agricultural District)	Open pasture

**DETAILS OF DEVELOPMENT PLAN:**List of Permitted Uses:

1. Supervised horse boarding and training facility with an indoor riding arena, with affiliated office and horse washing station, subject to the following:
  - a. The primary hours of operation for the indoor arena shall be limited to the hours of 6:00 AM to 10:00 PM.
  - b. Limited to a maximum of 25 horses.
  - c. Adequate parking shall be provided and limited to on-site parking areas only, with adequate room for maneuvering.
  - d. Sanitary measures shall be taken for stalls as follows:
    - i. Stalls shall be cleaned daily; and
    - ii. A Manure Disposal Plan shall be submitted and approved by the Riley County Zoning Enforcement Officer.
  - e. Glare from exterior illumination of the establishment shall be primarily contained by using directional lighting or alternative methods.
  - f. Business signs advertising the establishment shall meet the minimum requirements of the Riley County Zoning Regulations.
  - g. The indoor riding arena shall be limited to the use of the owners and patrons of the facility.
  - h. No tournaments, rodeos, or large-scale competitions shall be permitted.
  - i. The arena shall provide adequate restroom facilities.
  - j. Trash receptacles shall be provided and maintained to avoid problems with litter and rodent infestation.
  - k. Entrance gate shall be setback 70 feet north of north right-of-way line of West 69<sup>th</sup> Avenue.
2. Single Family Residence
3. Apartments
4. Agriculture
5. Amateur Radio Service
6. Outdoor Storage
7. Home Occupation – Section 19 Riley County Zoning Regulations
8. Solar Energy Conversion System Non-Commercial – Subsection 6; Section 8 Riley County Zoning Regulations
9. Wind Energy Conversion System Small – Subsection 6; Section 8 Riley County Zoning Regulations

List of Permitted Structures:

1. Accessory structures
2. Greenhouse
3. Indoor Riding Arena
4. Swimming Pool
5. Pool house
6. Garage
7. Barns
8. One (1) single family residence
9. One (1) two-bedroom
10. One (1) accessory apartment situated above existing garage.

Notes:

- All proposed lighting shall have directional control or appropriate cut-offs to minimize spillage and light trespass.
- Owners shall resurface and maintain all drives and parking areas so as to be traversable by visitors and emergency vehicles.
- Site shall be in compliance with the Riley County Sanitary Code.
- Current stormwater drainage patterns shall not be altered as to negatively impact surrounding properties.
- There are no areas to be dedicated for public use.
- A Fort Riley, Kansas Area of Military Impact Real Estate Disclosure Form, provided by Riley County Planning & Development, shall be signed and filed in the Office of the Register of Deeds.
- Areas shown as “re-establish as native grass” shall be maintained as such and shall not be used for pasture or livestock enclosure.
- The existing indoor riding arena with office and 2-br. apartment shall meet the minimum building code requirements as per the State Fire Marshall.

**POTENTIAL IMPACT:****Public facilities and services:**

Streets and bridges: The subject property has direct access to W. 69<sup>th</sup> Avenue, a two-lane gravel township road. The site has an existing entrance, with no new entrances being proposed.

Water and sewer: The site is currently served by rural water and an individual water well. The site is currently served by three septic/lateral systems: one serving the apartment over the garage; an alternative system that serves the single family residence; and a third that was serving the indoor riding arena/apartment. The applicant has a floor drain in the riding arena for horse washing, requiring a substantial amount of treatment of the wastewater. The applicant is proposing the installation of a wastewater treatment pond, as shown on the development plan, to serve the arena/apartment. The applicant plans on sizing the lagoon so it will be able to accommodate the home and garage apartment when their eventually systems fail.

Fire: Riley County Fire District #1 will serve the site. The nearest County fire station is the Keats Fire Station, located at 3141 W. 69<sup>th</sup> Avenue.

Effect on public facilities and services: It is not anticipated that the proposed development will have an adverse impact on public facilities and/or services.

Fort Riley: The noise contours depicted in the Joint Land Use Study (2005) reflect an annualized noise measure that converts noise varying from peak bursts to relative quiet into a steady measure of acoustic energy over a 24 hour period. The contours essentially take all operations that occur at Fort Riley over the year and divide by 365 days, producing the average day-night sound level (DNL). Noise Zone III is generally associated with the impact areas, totally within the boundaries of Fort Riley. Noise Zone II, although not as intense as Noise Zone III, is considered incompatible with residential land uses. The Land Use Planning Zone (LUPZ), from heavy weapons firing covers over 36,000 acres off post primarily to the north and east of Fort Riley. The noise contours for the LUPZ, 65 ADNL and 62 CDNL, represent an annual *average*. Since the completion of the Joint Land Use Study, these noise zones have been updated/adjusted.

Due to the proposed development being located within the Fort Riley Noise Zone - Land Use Planning Zone (LUPZ), the applicant will be required to file a Fort Riley, Kansas Area of Military Impact Real Estate Disclosure Form with the Register of Deeds, as a condition of the proposed Residential Planned Unit Development. The aforementioned form also includes recommendations regarding noise attenuating construction methods and materials.

### **CONFORMANCE TO THE LAND USE PLAN:**

The request was reviewed with the 2009 Vision 2025 Riley County Comprehensive Plan, specifically the Development Guidance System (Chapter 12). The analysis is as follows:

#### **Conformance to the Goals, Objectives and Policies**

Goal for residential:

*To allow for the development of a diversity of housing types, sizes and price levels to meet the changing needs of all county residents.*

Objective R4: Allow for adequate amounts of single family housing in suitable locations throughout the county.

Policies:

R4.2 Roads serving residential developments should safely accommodate anticipated traffic.

#### **Future Land Use Map**

According to the Future Land Use Map North (Figure 11.2) found in the Plan, the subject property is not located within a designated growth area.

#### **The Land Evaluation/Site Assessment (LESA) Score**

Due to the character of the request and that the site is already built out, a LESA was not generated to determine appropriateness of non-agricultural development.

#### **Hardship on the landowner**

The Applicant did not express a hardship as a reason for this request.

#### **Staff comments on Plan Review:**

The predominant land uses of the subject property shall remain residential and pasture. The projected land use shown on the Future Land Use Map of the Comprehensive Plan is agricultural. The proposed zoning of the subject property combines agricultural, residential and very limited commercial aspects, under a tailor-made zoning district designed to harmoniously blend these uses with the rural setting. The parameters of the approved development plan, including use limitations, ensure that uses that are not listed shall not be permitted without first amending such development plan through Board approval. The request to rezone the subject property is generally consistent with the goals and objectives of the Plan.

### **COMMENTS AND CONCERNS:**

ENVIRONMENTAL HEALTH: Environmental Health staff has reviewed the request and found it to be in compliance with the Riley County Sanitary Code.

COUNTY ENGINEER: The County Engineer has reviewed the request and had no objections or comments.

EMERGENCY MANAGEMENT: The Director of Riley County Emergency Management reviewed the request and submitted the following:

I toured the site with Bob Isaac on July 28, 2016. The arena building is currently not Fire code compliant and will need a variance or brought up to code compliance before I submit my approval. Attached is a list of items that need to be addressed by the SFMO.  
7/28/16

FORT RILEY: (see attached)

**STAFF RECOMMENDATIONS:**

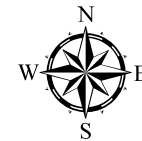
Staff recommends approval of the request to rezone the proposed property, as it has been determined that it meets the requirements of the Riley County Zoning Regulations and the Riley County Sanitary Code.

**ATTACHMENTS:**

- Vicinity/site map
- Surrounding zoning map
- Fire Stations map
- Floodplain/Topeka Shiner map
- Fort Riley Noise map
- Fort Riley Review
- Emergency Management letter to State Fire Marshal
- Preliminary Development Plan

Prepared by: Bob Isaac, Planner  
August 1, 2016





## VICINITY AND SITE

**Scroggs**

**Rezone #16-07**

**AG to R-PUD**

**30-9-7**

### Legend

- 1000' Buffer
- Site





## SURROUNDING ZONING

**Scroggs**

**Rezone #16-07**

**AG to R-PUD**

**30-9-7**

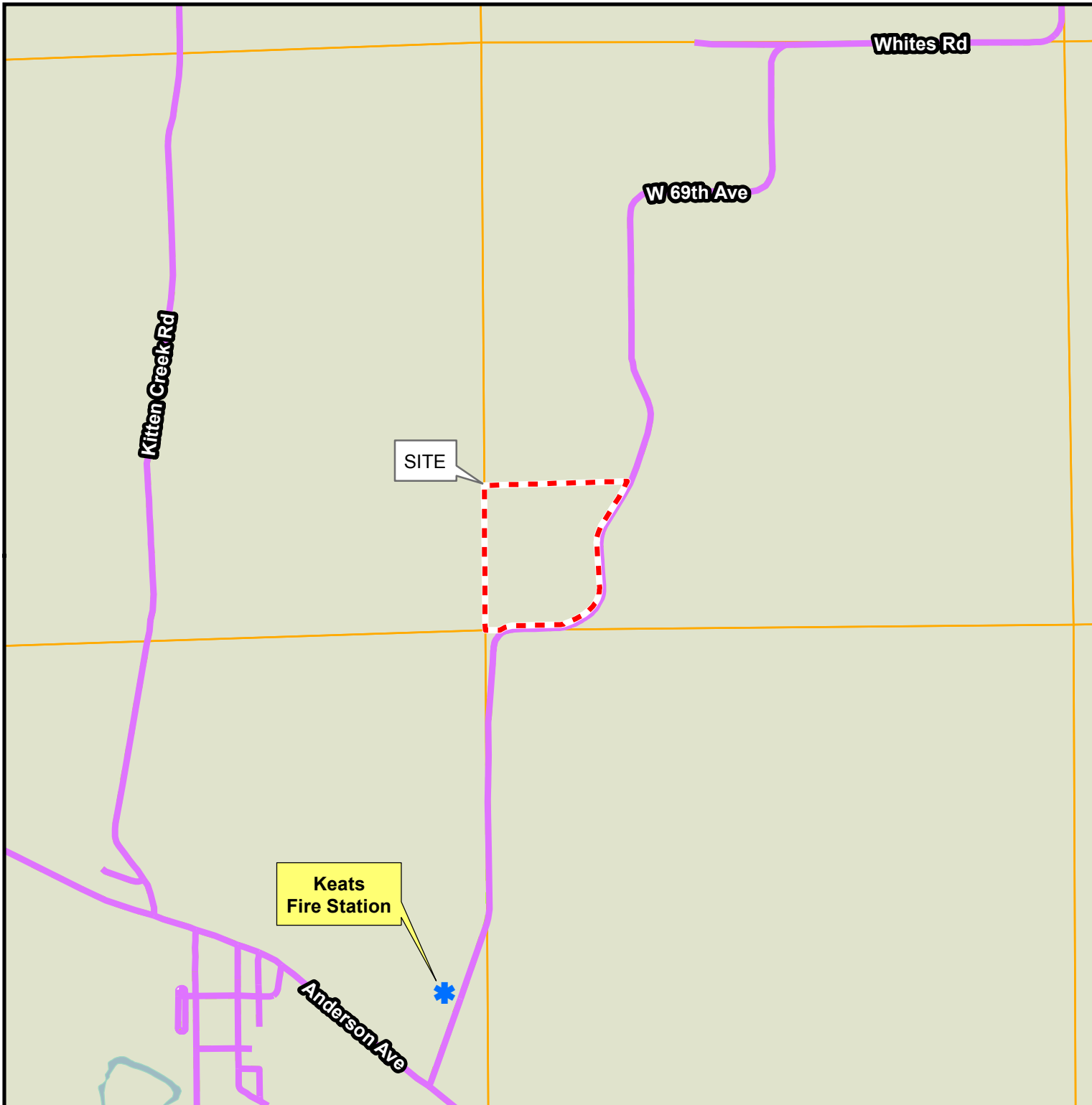
### Legend



SF-1 Single Family	AG Agricultural
SF-2 Single Family	N-1 Noise Hazard
SF-3 Single Family	PUD Planned Unit Dev
SF-4 Single Family	U University
SF-5 Single Family	City Boundaries
B-1 Two Family	Fort Riley
B-2 Multiple Family	
B-3 Mobile Home Park	
C-1 Neighborhood Bus	
C-2 Shopping Dist	Special Zoning: Conditional Use Designator Lot Special Use Variance
C-3 General Business	
C-4 Highway Business	
D-1 Industrial Park	
D-2 Light Industrial	
D-3 Heavy Industrial	
D-4 Business Park	







## FIRE STATIONS

Scroggs

Rezone #16-07

AG to R-PUD

30-9-7

 Fire Station

 Within 5 Miles  
of a Fire Station

 Not within 5 Miles  
of a Fire Station



## FLOODPLAIN

### TOPEKA SHINER HABITAT


Scroggs

Rezone #16-07






AG to R-PUD

30-9-7

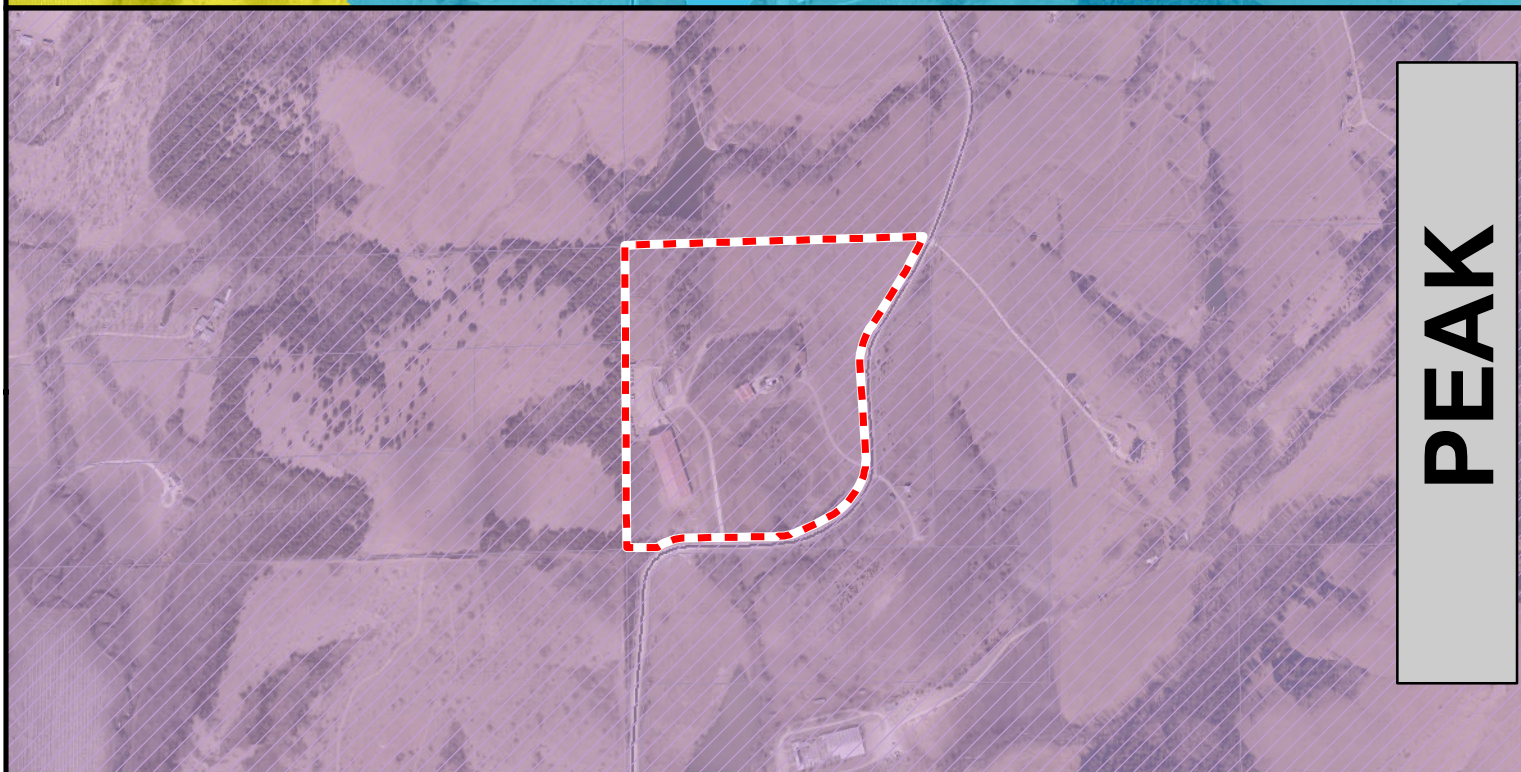
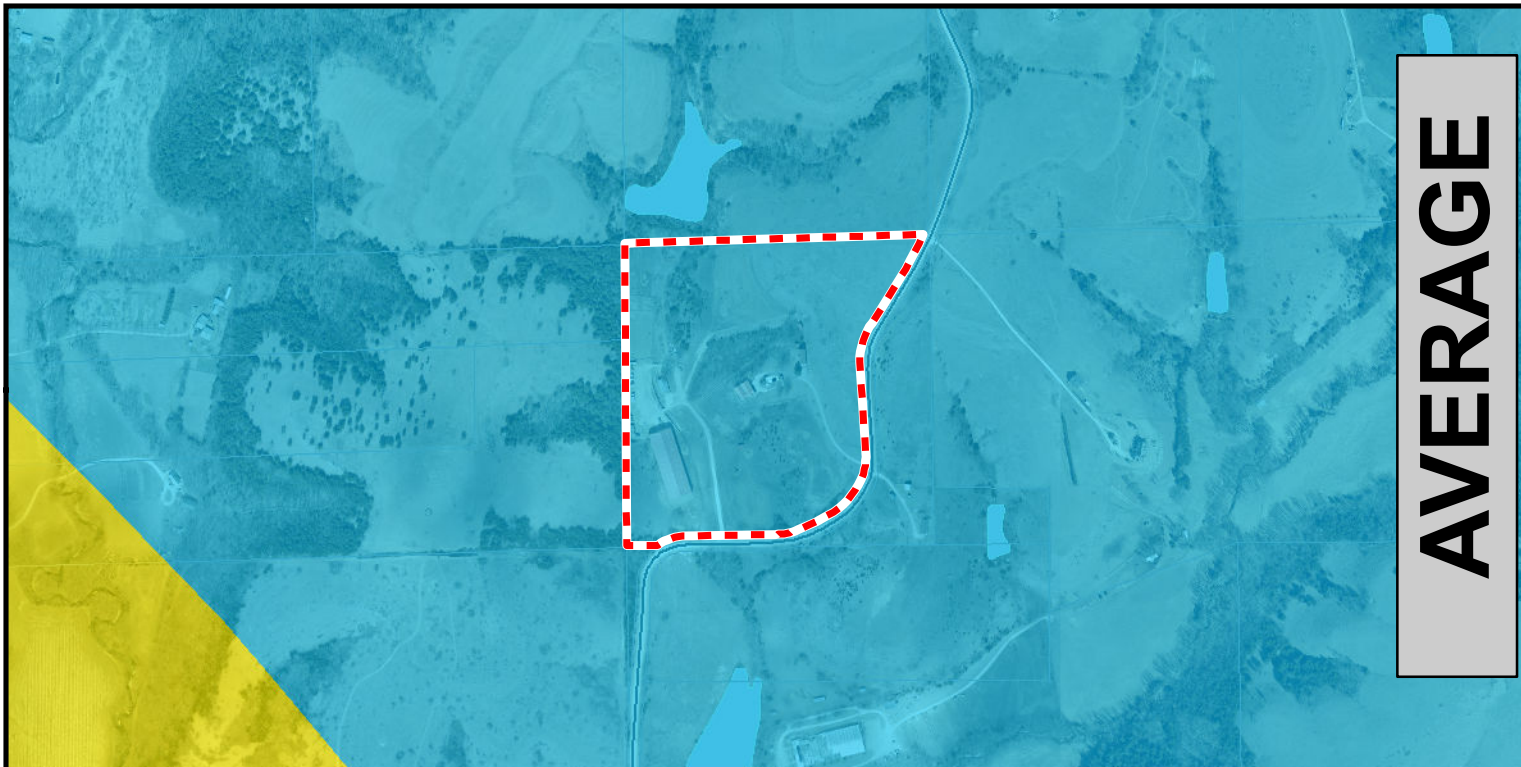
#### Legend

 Topeka Shiner Habitat

#### Floodplain

-  1% Annual Chance Flood (Unnumbered)
-  1% Annual Chance Flood (Numbered)
-  Floodway
-  1% Annual Chance Flood (1'-3' Depth)
-  .2% Annual Chance Flood





## FORT RILEY NOISE CONTOURS AVERAGE AND PEAK

Scroggs

Rezone #16-07

AG to R-PUD

30-9-7




### Legend





Site

### Legend

#### Average Noise Levels

-  CDNL 57 (LUPZ)
-  CDNL 62 (ZONE II)
-  CDNL 70 (ZONE III)

#### Peak Noise Levels Large Caliber

-  Large Caliber 115
-  Large Caliber 130



DEPARTMENT OF THE ARMY  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT RILEY  
405 PERSHING COURT  
FORT RILEY, KANSAS 66442-7000

July 25, 2016

Environmental Division, Directorate of Public Works

Bob Isaac  
Riley County Planning & Development  
110 Courthouse Plaza  
Manhattan, KS. 66502

Dear Mr. Isaac:

Thank you for the opportunity to review the request by Ken & Cathy Scroggs to rezone a tract of land north and west of (and abutting) West 69<sup>th</sup> Avenue in Section 30, Township 9 South, Range 7 East. The tract is currently zoned Agricultural District. The request is to rezone it to Residential Planned Unit Development.

The described parcel lies within the Land Use Planning Zone contour due to noise generated by the Fort Riley Military Installation's operations during the period October 2011 through September 2013, the most recent period for which Noise Zones due to large caliber weapons firing and explosives discharge on the Fort Riley Military Reservation have been determined. The Land Use Planning Zone encompasses areas where, during periods of increased military operations at the Fort Riley Military Installation, community annoyance because of the noise generated by the increased operations can be expected.

The 2005 Flint Hills Joint Land Use Study that was conducted by the local governments of Clay, Geary, and Riley counties; the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden, Riley and Wakefield; and Fort Riley concluded that if a parcel in the Land Use Planning Zone is platted for construction of homes, real estate disclosure should be encouraged to inform prospective owners of any homes constructed on the property about the noise environment of the area. Additionally, the utilization of structural noise level reduction measures in the homes may be warranted to reduce interior noise levels in them during periods of increased military operations.

If you have any questions about this information, please direct them to me at (785) 239-2284. The Final Report of the 2005 Flint Hills Joint Land Use Study is available at: <http://cityofmhk.com/214/Flint-Hills-Joint-Land-Use-Study>.

Sincerely,

A handwritten signature in black ink, appearing to read "H. J. Abel", is written over the typed name.

Herbert J. Abel  
Chief, Environmental Division

# Memo

**To:** Bob Isaac  
**From:** Patrick R. Collins, Fire Chief  
**CC:** Doug Schmitt, Jason Lady (SFMO)  
**Date:** 08/01/2016  
**Re:** Staff review Hope Ranch.

---

Hope Ranch, Manhattan, KS

Due to the location and specific nature of the building construction and use, a variance is requested for the 30,000 sq. ft. Indoor arena located at 3148 W 69<sup>th</sup> Ave. near Manhattan, Kansas. This is a rural area where our Rural Water supplier will only supply limited domestic water. The indoor arena has good road access to the site and has large overhead doors that should remain open when the arena is occupied. The building also has an approximately 1500 sq. ft. space with tack rooms and an office on the ground floor and an apartment on the second floor. The apartment has a second floor exit onto the deck and another that exits downstairs through the arena. The building was built in 2008 and does not have an integrated alarm system, sprinklers or proper separation and does not appear to be compliant with the 2006 fire code. Retrofitting this structure to meet the 2006 fire code would be extremely costly and near impossible with the limited fire flow. Therefore, I would support a request for a variance from the fire code compliance from the SFMO if the following conditions are met or exceeded.

The following fire and life safety features will be present:

1. Install a 2-inch fill line on site to connect to the Riley County Fire District Apparatus.
2. Provide a residential sprinkler system for the apartment supplied by a 2-inch rural water line to the building.
3. There will be no storage of combustible material in the building such as hay or straw.
4. There will be no storage of flammable liquids within the building.
5. The overhead doors should remain fully open when the occupant load in the arena is over 49 persons.
6. If the residential sprinkler system is not an acceptable option, there will be a 2-hour firewall between the arena part of the building to isolate in the event of a fire and also to provide adequate separation for the "R" occupancy.
7. Fire extinguishers will be located throughout the building.
8. The building is equipped with an addressable, programmable, fire alarm system that will conform to NFPA-71, NFPA-72, NFPA 90A, Life Safety Code 101, ADA, FM, UL, Local Code Requirements of the City and the NEC.
9. Emergency egress lights will be installed throughout the building.

Sincerely,

Patrick R Collins, Fire Chief  
Riley County Fire Dist. #1

DESCRIPTION:

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Thirty (30), Township Nine (9) South, Range Seven (7) East of the 6th P.M., in Riley County, Kansas;

LESS and except the following described tract:

In the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of said Section 30, Township 9 South, Range 7 East of the 6th P.M., Riley County, Kansas, specifically described and located as follows:

Beginning at a point on the South line of said Section 30, said point being on the centerline of a public road S 89°50'18" E 170.93 feet from the Southwest corner of Section 30; thence S 89°50'18" E along the South line of Section 30, 1163.14 feet to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N 0°12'10" E along the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , 1328.66 feet to the center of the SW $\frac{1}{4}$ ; thence N 89°46'28" W 9.90 feet to the centerline of a public road; thence Southwesterly along the centerline of said public road on a curve to the right, with a radius of 1329.73 feet, a central angle of 7°31'09", and an arc of 174.51 feet; thence S 33°10'13" W along said public road centerline, 211.56 feet to a point of curve; thence along the centerline on a curve to the left with a radius of 474.83 feet, a central angle of 36°00'15" and an arc of 298.38 feet; thence along said public road centerline S 2°50'02" E 121.34 feet to a point of curve; thence on a curve to the right with a radius of 1553.70 feet, a central angle of 1°28'30" and an arc of 40.00 feet; thence S 1°21'32" E 185.97 feet along said public road centerline to a point of curve; thence on a curve to the right with a radius of 304.75 feet, a central angle of 33°39'58", a long chord bearing of S 21°18'13" W, and an arc of 179.07 feet; thence on a curve to the right with a radius of 318.43 feet, a central angle of 34°14'14", a long chord bearing of S 52°29'13" W and an arc of 190.28 feet; thence on a curve to the right with a radius of 496.95 feet, a central angle of 31°19'30", a long chord bearing of S 75°39'58" W and an arc of 271.69 feet; thence S 89°18'58" W 281.91 feet; thence on a curve to the left with a radius of 206.64 feet, a central angle of 38°57'37", a long chord bearing of S 82°41'44" W and an arc of 140.51 feet to the point of beginning, embracing 8.309 acres, being all that part of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  South and East of said public road;

Subject to easement, rights of way and restrictions of record.



**SMH**  
CONSULTANTS

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Manhattan, KS 66503  
P (785) 778-0541 • F (785) 778-0780  
236 San Jose Street, Suite 127  
Olathe, KS 66061  
P (820) 255-1852 • F (820) 371-4579  
www.smhconsultants.com  
Civil Engineering • Land Surveying  
Landscape Architecture

**HOPE RANCH PUD**  
PRELIMINARY DEVELOPMENT PLAN  
RILEY COUNTY, KANSAS

(STAMP)

REVISION	DATE	DESCRIPTION



SCALE 1" = 60'

PROJECT # 1805MH4002  
CHECKED BY: JDH  
DRAWN BY: ASJ

DATE: 7-18-2016

SHEET #

1

TOTAL SHEETS

2

OVERALL SITE PLAN



OWNER'S CERTIFICATE

STATE OF KANSAS) SS  
COUNTY OF RILEY)

This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner(s) has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.

Given under my hand at \_\_\_\_\_, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CATHY L. DAWES

NOTARY CERTIFICATE

STATE OF KANSAS) SS  
COUNTY OF RILEY)

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016, before me, the undersigned, a notary public in and for the County and State aforesaid, came

CATHY L. DAWES

personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

My appointment expires: \_\_\_\_\_

STATEMENT OF LANDOWNER'S INTEREST:

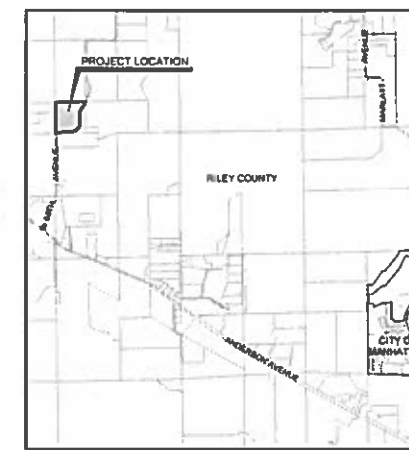
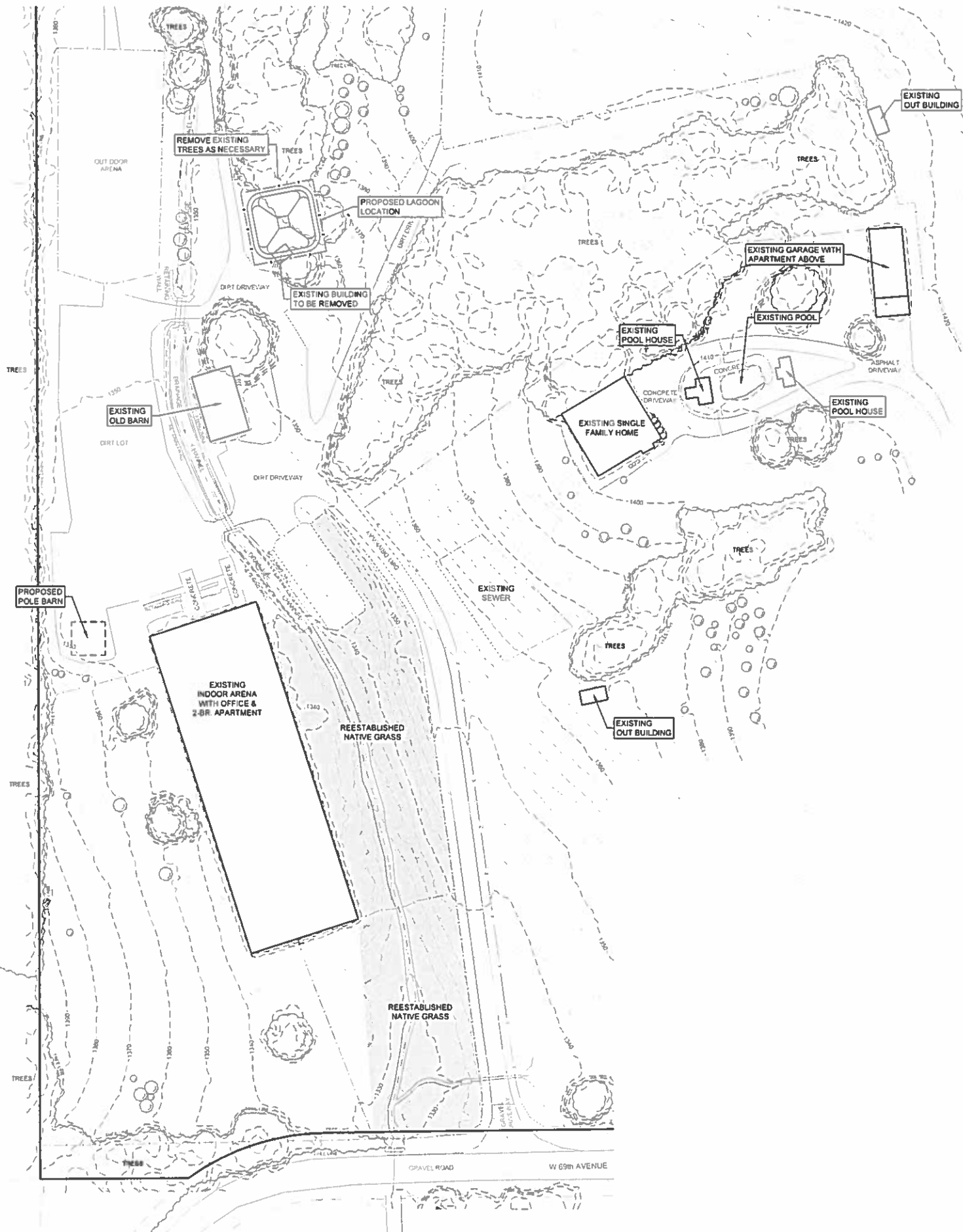
I, CATHY L. DAWES (SCROGGS) AND MY HUSBAND KEN SCROGGS, WILL BE MANAGERS OF ALL OPERATIONS OF THE ARENA AND BOARDING FACILITY AT 3841 W. 69TH AVENUE. WE WILL BE RESIDING ON THE PROPERTY AND HAVE THE FINANCIAL CAPACITY TO MANAGE THE LAND AND ALL BUSINESS TO BE CONDUCTED ON THE PROPERTY.

PERMITTED USES:

1. Supervised Horse Boarding and training facility with an indoor riding arena with affiliated office and horse washing station subject to the following:
  - A. The primary hours of operation for the indoor arena shall be limited to the hours of 6:00 AM to 10:00 PM.
  - B. Limited to a maximum of 25 horses.
  - C. Adequate parking shall be provided and limited to on-site parking areas only, with adequate room for maneuvering.
  - D. Sanitary measures shall be taken for stalls as follows:
    1. Stalls shall be cleaned daily; and
    2. A Manure Disposal Plan shall be submitted and approved by the Riley County Zoning Enforcement officer.
  - E. Care from exterior illumination of the establishment shall be primarily contained by using directional lighting or alternative methods.
  - F. Business signs advertising the establishment shall meet the minimum requirements of the Riley County Zoning Regulations.
  - G. The indoor riding arena shall be limited to the use of the owners and patrons of the facility.
  - H. No tournaments, rodeos, or large-scale competitions shall be permitted.
  - I. The arena shall provide adequate restroom facilities.
  - J. Trash receptacles shall be provided and maintained to avoid problems with litter and rodent infestation.
  - K. Entrance Gate shall be setback 70 feet north of north right-of-way line of West 69th Avenue.
2. Single Family Residence
3. Apartments
4. Agriculture
5. Amateur Radio Service
6. Outdoor Storage
7. Home Occupation - Section 19
8. Solar Energy Conversion System Non-Commercial - Subsection 6
9. Wind Energy Conversion System Small - Subsection 6

PERMITTED STRUCTURES:

1. Accessory Structures
2. Greenhouse
3. Indoor Riding Arena
4. Swimming Pool
5. Pool House
6. Garage
7. Barns
8. One (1) Single Family Residence
9. One (1) Two-Bedroom Apartment situated on the upper level of existing Indoor Riding Arena
10. One (1) Accessory Apartment situated above existing Garage



VICINITY MAP  
(NOT TO SCALE)

NOTES:

No gaps or overlaps were found on this property.

Easements, setbacks, restrictions or encumbrances of record if any, affecting the title to this tract are not shown.

If an entrance pipe is required, the minimum size shall be calculated in accordance with the Riley County Standards and Specifications. In no case shall the diameter of the pipe be less than 15 inches.

All structures and signs are shown in approximate locations.

All proposed lighting shall have directional control or appropriate cut-offs to minimize spillage and light trespass.

Owners shall resurface and maintain all drives and parking areas so as to be traversable by visitors and emergency vehicles.

Site shall be in compliance with the Riley County Sanitary Code.

Boundary of entire tract not shown for display scale purposes.

Current storm water drainage patterns shall not be altered as to negatively impact surrounding properties.

There are no areas to be dedicated for public use.

A Fort Riley, Kansas Area of Military Impact Real Estate Disclosure Form, provided by Riley County Planning & Development, shall be signed and filed in the Office of the Register of Deeds.

Area shown as "re-established native grass" shall be maintained as such and shall not be used for pasture or livestock enclosure.

The existing indoor riding arena with office and 2-br apartment shall meet the minimum building code requirements as per the State Fire Marshal.

NOTE:

ZONING - EXISTING

- AG (AGRICULTURAL DISTRICT)

ZONING - PROPOSED

- RPUD: (RESIDENTIAL PLANNED UNIT DEVELOPMENT)

FLOOD INFORMATION NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 20161C0327G, DATED MARCH 16, 2015, THIS PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

OWNER/DEVELOPER:

HOPE RANCH, CATHY L. DAWES  
3841 W. 69TH AVENUE  
MANHATTAN, KS 66503

SCHEDULE OF IMPROVEMENTS:

1. WASTEWATER LAGOON - END OF 2017
2. GREEN SPACE-EAST AND SOUTH OF BARN - END OF 2017
3. BRING THE EXISTING INDOOR RIDING ARENA BUILDING INTO COMPLIANCE WITH THE MINIMUM BUILDING CODE REQUIREMENTS OF THE STATE FIRE MARSHAL - END OF 2016

SMH  
CONSULTANTS

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238 San Jose Street, Suite 127  
Topeka, KS 66601  
P (920)253-1852 • F (920)271-4578  
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Civil Engineering • Land Surveying  
Landscape Architecture

HOPE RANCH PUD

PRELIMINARY DEVELOPMENT PLAN

RILEY COUNTY, KANSAS

(STAMP)

REVISION/DESCRIPTION		DATE	BY	SHEET PLAN	
NO.	DESCRIPTION				
1	REVISION	08/08/2016	JDH	1	
NORTH				2	
SCALE 1"=100'					
PROJECT # 1605MN4002 CHECKED BY JDH DRAWN BY ASJ					TOTAL SHEETS
DATE: 7-18-2016					
SHEET #				2	TOTAL SHEETS